

**MINUTES  
PLANNING COMMISSION  
JUNE 4, 2020  
LAKEWOOD CITY HALL  
7:00 P.M.  
REMOTE MEETING - RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The June 4, 2020 remote meeting information will be posted by 5 PM the day of the meeting at [www.onelakewood.com/accordions/planning-commission/](http://www.onelakewood.com/accordions/planning-commission/)

The meeting was called to order at 7:00 p.m.

**1. Roll Call**

Members Present

Kyle Baker, Chair  
Nate Kelly  
Kyle Krewson, Vice Chair  
Monica Jordan (Rossiter)  
Jeffrey Wise

Others Present

Katelyn Milius, Acting P&D Director, Secretary  
Jennifer Swallow, Executive Assistant Law Director  
Michelle Nochta, Planner  
Allison Hennie, Urban Designer

**2. Approve the Minutes of the May 7, meeting**

A motion was made by Mr. Kelly, seconded by Ms. Jordan to APPROVE the May 7, 2020 minutes. All the members voting yea, the motion passed.

**3. Opening Remarks**

Administrative staff ("staff") read the Opening Remarks into record.

**OLD BUSINESS  
CONDITIONAL USE**

**4. Docket No. 03-11-20  
13701 & 13901 Detroit Avenue  
Jerome Solove Development, Inc. (JDSI)**

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to section 1161.03(v) – mixed-use overlay district and chapter 1135. (Page 4)

**\*Per the applicant's request, this item is deferred from the June meeting.**

Staff advised the Planning Commission members ("Commission") the applicant requested a deferral.

A motion was made by Mr. Krewson, seconded by Ms. Jordan to **DEFER** the item until the July 2, 2020 meeting. All the members voting yea, the motion passed.

**NEW BUSINESS  
PARKING PLAN REVIEW**

**5. Docket No. 06-14-20**  
**1384 Hird Avenue**  
**Stonewall Sports Complex**

James J. Ptacek, Larsen Architects requests the review of proposed parking for Stonewall Sports Complex; property is in a C3 Commercial - General district. Pursuant to section 1143.09 - parking plan review. (Page 6)

Daniel Budish and James Ptacek, applicant, were present to explain the request. Staff requested to see which parking spaces are controlled by the applicant and any written agreement with neighboring business(es) regarding shared parking, wanted to know the sports teams and play schedules, alternative modes of transportation, number of employees and their parking spaces, pedestrian and traffic circulation, and stated the applicant was required to return to the Commission for outdoor dining approval. Public comment was taken. Questions were: was the City planning to repave the other half of the driveway, who was responsible for snow removal, what about drainage? Staff would get the answers about the paving and snow removal. The applicant stated that regrading of the lot was included in the parking lot plans. The Commission said the project was a creative use of the property and echoed the staff's concerns, stated that signage/wayfinding was needed, stormwater controls/green practices were necessary, appreciated the attention paid to multi-modal transportation, asked from where will the patrons come and the anticipated number of people for the tournaments, stated the unique business plan filled a community need, etc.

A motion was made by Ms. Jordan, seconded by Mr. Krewson to **DEFER** the item until the July 2, 2020 meeting. All the members voting yea, the motion passed.

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Prior to hearing from the applicants, staff provided an overview of the Temporary Outdoor Dining permitted, pursuant to resolution 2020-31.

**CONDITIONAL USE**

**6. Docket No. 06-15-20**  
**14718 Detroit Avenue**  
**Melt Bar and Grill**

Matt Fish, Melt Bar and Grill requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C1 Commercial - General district. (Page 8)

Matthew Fish, applicant was present to explain the request. Staff stated there was ABR administrative approval and recommended approval with some conditions. Public comment was taken. The Commission asked about relocation of the bike rack, asked if the City Engineer was consulted.

A motion was made by Mr. Kelly, seconded by Mr. Baker to **APPROVE** the request with the following conditions:

- Need to confirm exit from extended patio and layout of chairs.
- Reflective material on barrier.
- 30 seats maximum, maintain distancing between tables.
- Bike racks are relocated.

Mr. Kelly, Mr. Baker, Mr. Wise, Ms. Jordan, Mr. Krewson voting yea, the motion passed.

**7. Docket No. 06-16-20**  
**16918-24 Detroit Avenue**  
**El Carnicero**



Eric Williams, Top Rope Restaurants requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C3 Commercial - General district. (Page 13)

Eric Williams, applicant was present to explain the request. Staff stated there was ABR administrative approval and recommended approval with some conditions. Public comment was taken. The Commission asked about the servers and barriers, barriers blocking the building exits, servers being allowed to serve alcohol outside the boundary, said the plan would work given the tight space but not for the long term, asked if the furniture and barriers would be stored after hours.

A motion was made by M. Kelly, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

- Confirm 5-foot ADA sidewalk clearance with the defined barrier (needed for liquor).
- Tables are placed so visitors don't block exits from the building.

Mr. Baker, Ms. Jordan, Mr. Krewson, Mr. Wise, Mr. Kelly voting yea, the motion passed.

**8. Docket No. 06-17-20**  
**17112 Detroit Avenue**  
**Cleveland Vegan**

Laura Ross, Cleveland Vegan requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. (Page 14)

Laura Ross, applicant was present to explain the request. Staff stated confirmed that no alcoholic beverages would be served, there was ABR administrative approval and recommended approval with a condition. Public comment was taken. The Commission asked for clarification of the fourth table's size, and if it would block ingress/egress to Le Salsa.

A motion was made by Mr. Krewson, seconded by Mr. Kelly to **APPROVE** the request with the following condition:

- Confirm table location in front of egress door, cannot impede Le Salsa's entrance.

Mr. Baker, Ms. Jordan, Mr. Krewson, Mr. Wise, Mr. Kelly voting yea, the motion passed.

**9. Docket No. 06-18-20**  
**17625 Detroit Avenue**  
**Salt+**

Jessica Parkinson, And Pepper, LLC Salt DBA requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. (Page 21)

Jessica Parkinson, applicant was present to explain the request. Staff stated there was ABR administrative approval without the carpets and recommended approval with a condition. Public comment was closed as no one address the matter. The Commission inquired about the painted metal door (it was secured and not accessible), wanted to retain the outdoor carpet as long as it was ADA compliant (would require ABR approval).

A motion was made by M. Kelly, seconded by Ms. Jordan to **APPROVE** the request with the following condition:

- Secure the barrier and add reflective material on the barrier.

Mr. Baker, Mr. Krewson, M. Wise, Mr. Kelly, Ms. Jordan voting yea, the motion passed.

**10. Docket No. 06-19-20**  
**18605 Detroit Avenue**  
**Harry Buffalo**

Tony George, Harry Buffalo requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. (Page 23)

Mike Potraffke, representative for Harry Buffalo was present to explain the request. Staff recommended approval with conditions and ABR approval for materials. Public comment was taken. ADA accessibility would be through the rear door. The Commission was concerned about ADA compliance, Ms. Swallow said the City Engineer would review the proposal and asked if the lot was privately owned for use of Harry Buffalo employees and patrons.

A motion was made by Mr. Krewson, seconded by Mr. Baker to **APPROVE** the request with the following conditions:

- 30 seats maximum or seven (7) picnic tables as shown in the presentation.
- ADA space is relocated to the rear with signage added.
- ABR needs more information about the furniture and barrier, prior to administrative approval.
- Reflective material on barrier along the apron.
- An architect reviews and submits the design for ADA space and accessible path.
- A letter from the owner of the parking lot stating that use is allowed.

Mr. Baker, Mr. Krewson, Mr. Wise, Mr. Kelly, Ms. Jordan voting yea, the motion passed.

**11. Docket No. 06-20-20**  
**12301 Madison Avenue**  
**LBM**

Eric Ho, LBM requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. (Page 26)

The applicant requested a deferral.

A motion was made by Mr. Baker, seconded by Mr. Krewson to **DEFER** the request until the July 2, 2020 meeting. All the members voting yea, the motion passed.

**12. Docket No. 06-21-20**  
**15314 Madison Avenue**  
**Mars Bar**

George Gountis, Mars Bar LLC requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. (Page 35)

George Gountis, applicant was present to explain the request for the rear driveway only. Staff recommended approval of the rear driveway only with conditions. Public comment was closed as no one addressed the matter. The Commission asked about placement of the waste receptacles.

A motion was made by Mr. Kelly, seconded by Ms. Jordan to **APPROVE** the request excluding the front sidewalk expansion with the following conditions:

- Approve the rear driveway for a maximum of 30 seats.

Mr. Baker, Ms. Jordan, Mr. Krewson, Mr. Wise, Mr. Kelly voting yea, the motion passed.

**13. Docket No. 06-22-20**  
**13200 Madison Avenue**  
**Mahall's Twenty Lanes**

Joseph Pavlick, FP Madison LLC requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. (Page 37)

Kelly Flamos, business co-owner was present to explain the request. Staff stated the safety forces had concerns. Discussion continued about placing the dining area at the driveway. Staff recommended approval with conditions. Public comment was closed as no one addressed the matter. The Commission asked for clarification of the modified proposal, was concerned about two curb cuts, asked about the window recessed exhaust vent. Ms. Swallow stated the Division of Housing and Building would investigate the vent, and that approval of the temporary expansion of outdoor dining was permitted through October 31, 2020.

A motion was made by Mr. Baker, seconded by Mr. Wise to **APPROVE** the request with the following conditions:

- Move to the east driveway (private property).
- Reflective material on barrier.
- ABR administrative approval (if different barrier than the planter is used, must resubmit for administrative approval).
- There is review and approval of the application by the City's public safety forces.
- Barrier would not extend beyond the front building line.

Mr. Kelly said that more definitive applications should be submitted.

Mr. Baker, Ms. Jordan, Mr. Krewson, Mr. Wise, Mr. Kelly voting yea, the motion passed.

**COMMUNICATION**

**14. Docket No. 06-23-20**  
**Detroit Avenue (Sloane to Graber) Improvements Project**

The City of Lakewood is working with Osborne Engineering on the redesign of Detroit Avenue (US-6) from Sloane Avenue/Valley Parkway to Graber Drive. The planned improvements intend to:

- Improve connections and access for all modes of transportation into the Rocky River Reservation;
- Increase safety for pedestrians and bicyclists by reducing the crosswalk lengths across Detroit, widening the sidewalk on the north side of Detroit, and adding a multi-use trail on the southern portion of Detroit;
- Provide for transit waiting areas in the project area;
- Aesthetically improve the gateway into Lakewood; and
- Improve water and sewer infrastructure and replace the deteriorated pavement.

The design consultant Osborn Engineering will be presenting the engineering design for the street layout, which will be posted.



Staff provided a brief introduction. Present to explain the communication were Osborn Team members Bonnie Teeuwen, PE Project Manager, Donald Phifer, PE Lead Roadway Design, and Chris Meske, PLA, LEED AP, Boulevard Studios LLC. Staff had no additional comments. Public comment was taken. Ms. Swallow assured Mr. Baker, Planning Commission Chairman, an employee of the Cleveland Metroparks, that there was no conflict, and he could comment on the project. The Commission said this was a very exciting and important project. Discussion commenced about Hafermalz Court ingress/egress, crosswalks

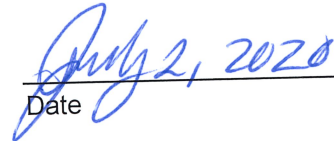
width, entrance to Mathews Avenue, access to the privately owned parking lot, bus traffic, elimination of the concrete median, opportunity for public art at the intersection, placement of the crosswalks, etc.

A motion was made by Mr. Krewson, seconded by Ms. Jordan to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

#### **ADJOURN**

A motion was made by Mr. Wise, seconded by Ms. Jordan to **ADJOURN** the meeting at 9:53 P.M. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature  


  
\_\_\_\_\_  
Date

## Johanna Schwarz

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**From:** Planning Dept  
**To:** Katelyn Milius  
**Subject:** FW: 14718 Detroit Ave. Application

*Johanna Schwarz*

Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

**From:** Chas Geiger <chas@shopgeigers.com>  
**Sent:** Thursday, June 4, 2020 9:45 AM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Cc:** Gordon Geiger <gordon@shopgeigers.com>  
**Subject:** 14718 Detroit Ave. Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

On behalf of myself and Warren St Charles Investments, LLC, landlord for Melt Bar and Grilled, I fully support their request for conditional temporary expansion of outdoor dining.  
I hope that your commission will act in favor of their request.

I am available for additional comment or questions.

Best regards,

Chas Geiger  
216-233-6303

To Whom It May Concern,

I am writing this in regards to the proposal put forth by Tony George for a conditional use permit for an outside dining area to the east of the Harry Buffalo building on the corner of Graber Drive and Detroit Avenue.

I would like to see this be approved by the planning commission to help ensure the continued success of this establishment. I have seen, firsthand the decline in business at this restaurant, as my house is the first house on Graber, directly behind it and I was off work for two months during the Covid-19 restrictions and saw how badly it affected them. The outdoor dining area would enable them to increase the volume of business, thereby enabling them to bring back or hire new staff to accommodate the increase.

I would also like to address the possible noise issue that I'm sure is something to be considered when outdoor dining is brought up.

I feel I would be the person most affected by this, as previously stated, my house is directly behind the restaurant. My wife and I have lived here for twenty-five plus years and have had very few instances where we were disturbed by the noise, and on those occasions, after contacting the staff of the Harry Buffalo, the problems were dealt with very quickly. The outdoor dining will by nature, have staff outside to stop any loud or boisterous customers.

I hope this will aid in your decision to allow the Harry Buffalo this permit.

Thank You,

Kevin Perrine

1416 Graber Drive





**Planning Commission**  
June 4, 2020

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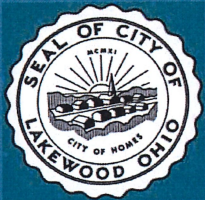
## **AGENDA**

1. Communication – Detroit Avenue Improvement Project
2. *Solove Detroit & Bunts – Defer*
3. Stonewall Sports Parking Plan
4. Temporary Outdoor Dining Reviews
  - A. Melt
  - B. El Carnicero
  - C. Cleveland Vegan
  - D. Salt+
  - E. Harry Buffalo
  - F. LBM
  - G. Mars Bar
  - H. Mahall's

**Planning Commission**  
June 4, 2020

2





Docket No. 06-23-20

Detroit Avenue (Sloane to Graber) Improvement Project

## COMMUNICATION

3

### Communication

The City of Lakewood is working with Osborne Engineering on the redesign of Detroit Avenue (US-6) from Sloane Avenue/Valley Parkway to Graber Drive. The planned improvements intend to:

- Improve connections and access for all modes of transportation into the Rocky River Reservation;
- Increase safety for pedestrians and bicyclists by reducing the crosswalk lengths across Detroit, widening the sidewalk on the north side of Detroit, and adding a multi-use trail on the southern portion of Detroit;
- Provide for transit waiting areas in the project area;
- Aesthetically improve the gateway into Lakewood; and
- Improve water and sewer infrastructure and replace the deteriorated pavement.

The design consultant Osborn Engineering will be presenting the engineering design for the street layout, which will be posted for public comment after the meeting.

4

**For the Plans Visit:**

<http://www.onelakewood.com/engineering/>

**Contact:**

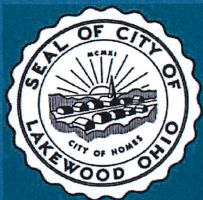
Mark Papke, PE, CPESC

City Engineer

216 529 6807

Mark.Papke@lakewoodoh.net

5




Docket No. 03-11-20  
13701 & 13901 Detroit Avenue

**JEROME SOLOVE DEVELOPMENT, INC.**  
**(JDSI) - DEFER**

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Docket No. 06-14-20  
1384 Hird Avenue

# STONEWALL SPORTS COMPLEX

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1384 Hird Avenue  
Parking Plan Review

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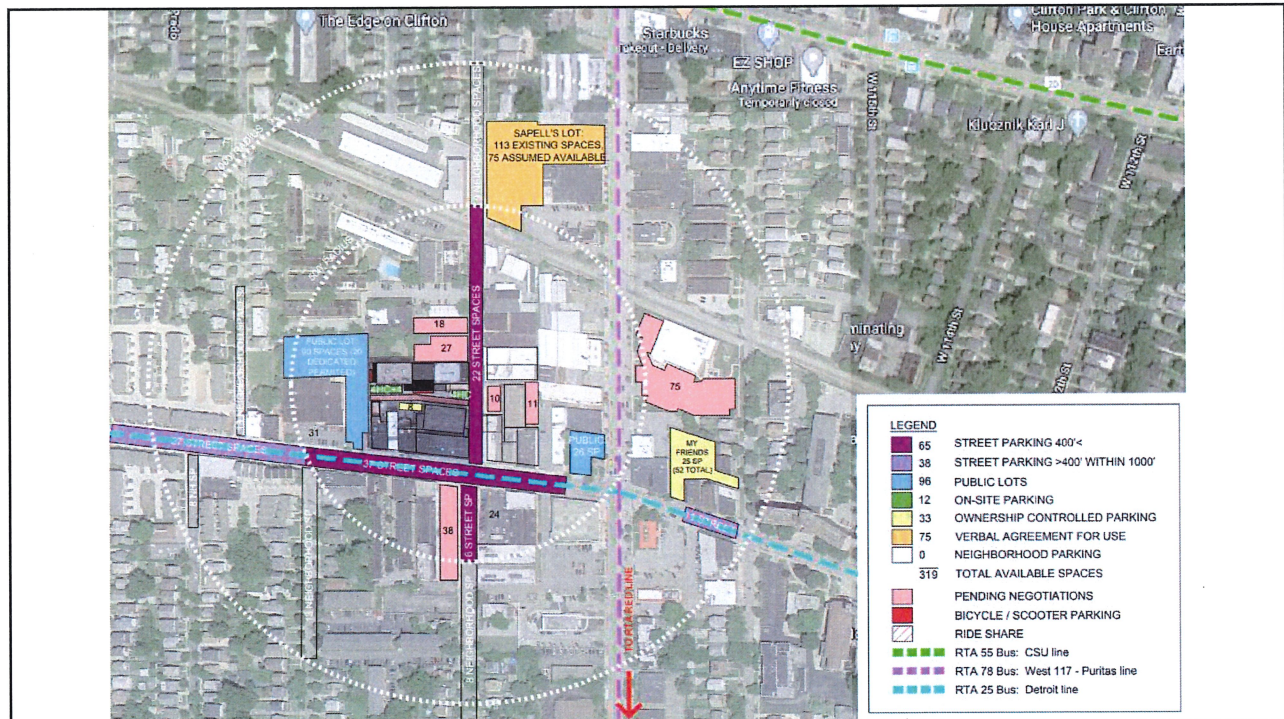


## Request

The review of proposed parking for Stonewall Sports Complex; property is in a C3 Commercial - General district. Pursuant to section 1143.09 - parking plan review.

1384 Hird Avenue  
Parking Plan Review

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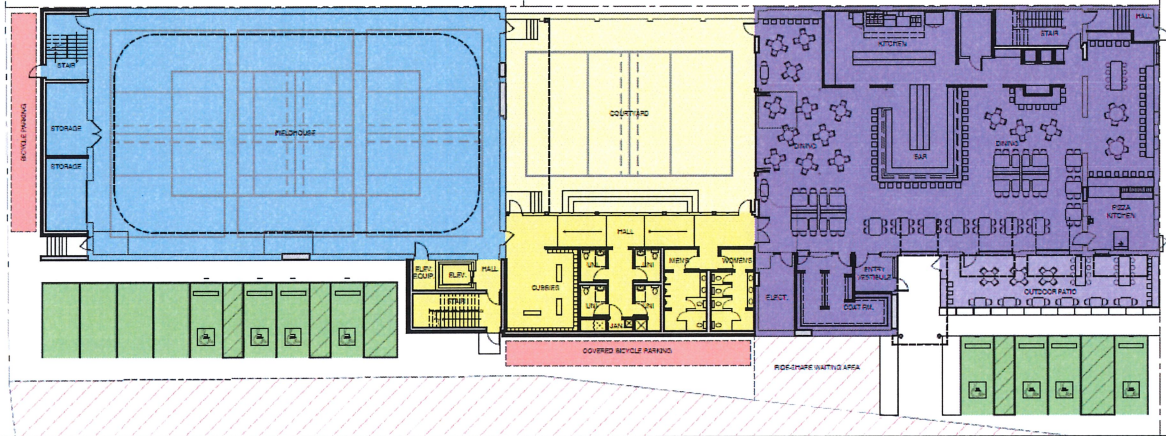


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**Questions to answer:**

- What sports are being hosted? Times of day for leagues? How many teams at a tournament?
- How many courts?
- How are alternative modes of transportation encouraged?
- How many employees? Where do they park?
- Pedestrian and traffic circulation.
- Need to return for outdoor dining?



11

## Request

The review of proposed parking for Stonewall Sports Complex; property is in a C3 Commercial - General district. Pursuant to section 1143.09 - parking plan review.

1384 Hird Avenue  
Parking Plan Review

12





## TEMPORARY OUTDOOR DINING

13

### Temporary Outdoor Dining

Permitted pursuant to Resolution 2020-31.

- Allows PC to temporarily waive or modify the requirements in **LCO 1161.03** and **1129.13** through October 2020.
- Requests for up to 30 seats.
- Barrier required where alcohol is served or when placed in parking area.
- Not open after 10 PM, although PC can set an earlier time.
- No entertainment or outside speakers.
- ABR administrative approval unless otherwise specified by PC.

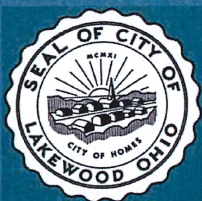
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## Requests

The review and approval for a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions.

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Docket No. 06-15-20  
14718 Detroit Avenue

## TEMPORARY OUTDOOR DINING MELT BAR AND GRILL

16



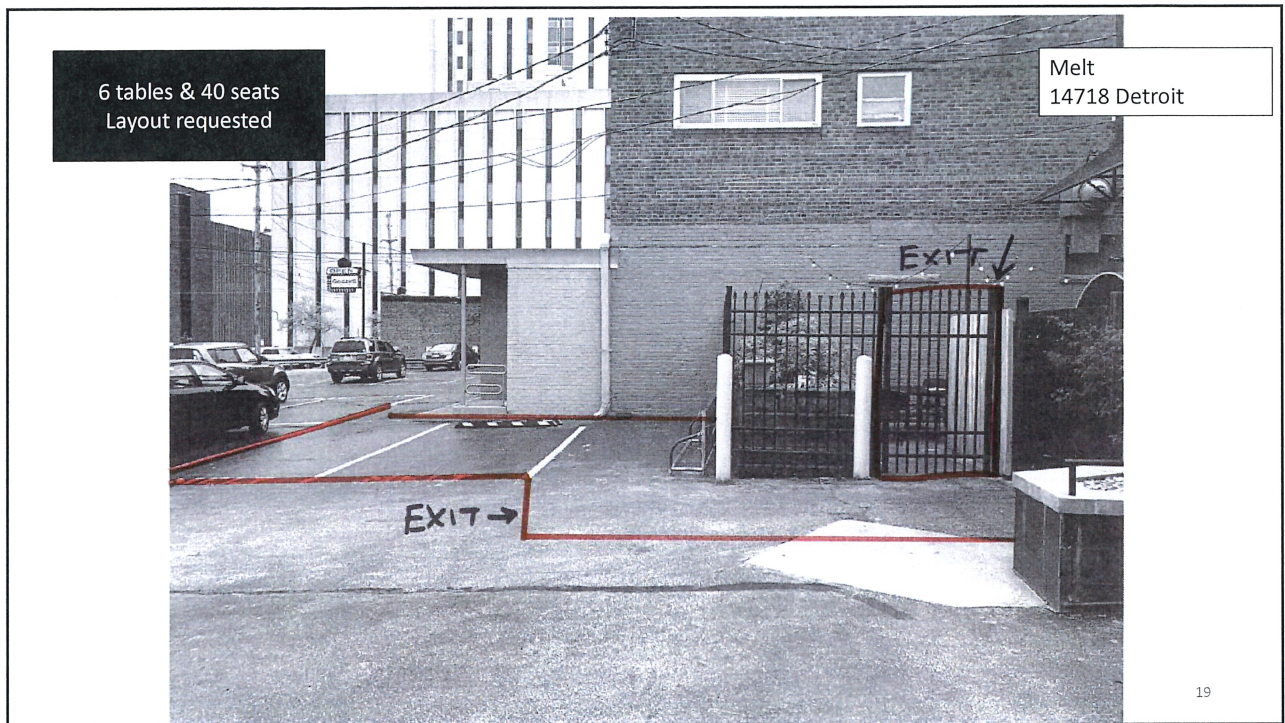


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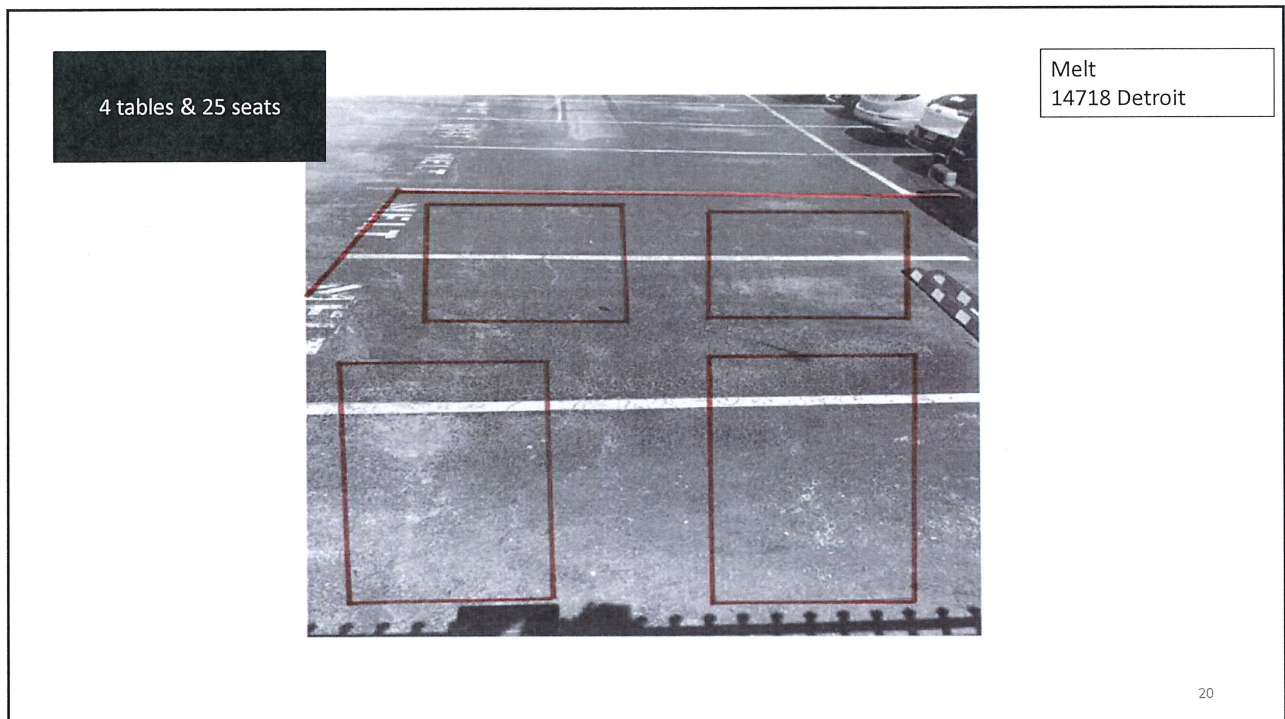


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- Reflective material on barrier.
- Fire Comments: Barrier around patio
- Police Comments: No problem
- Building Comments: Add exit from extended patio “Emergency exit only”
- Engineering: Adequate drive aisle to pull out of ADA spaces. (20-ft. min.)
- ADA: None
- ABR administrative reviewed and approved.

Safety Review Summary

21

21

- **Recommend Approval**
- ABR administrative approval

#### Conditions

- Need to confirm exit from extended patio and layout of chairs.
- Reflective material on barrier.
- 30 seats maximum, maintain distancing between tables.
- Bike Racks Relocated.

Administrative Recommendation

22

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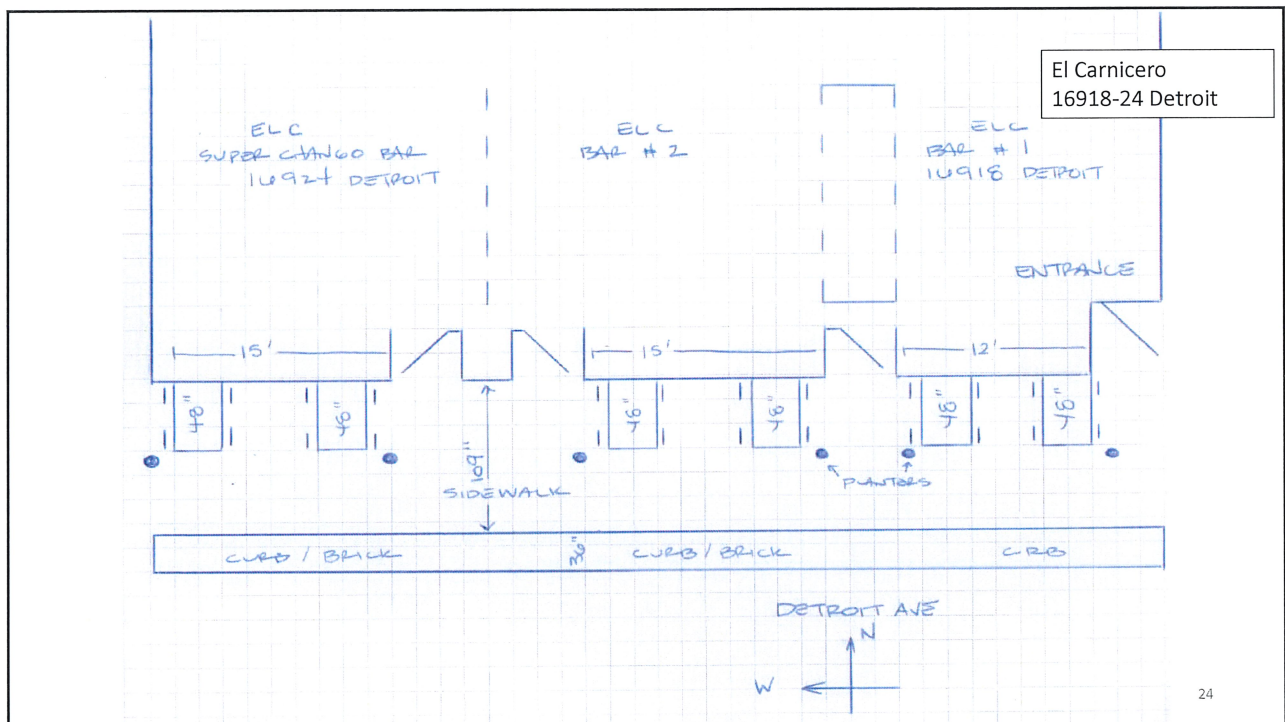




Docket No. 06-16-20  
16918-24 Detroit Avenue

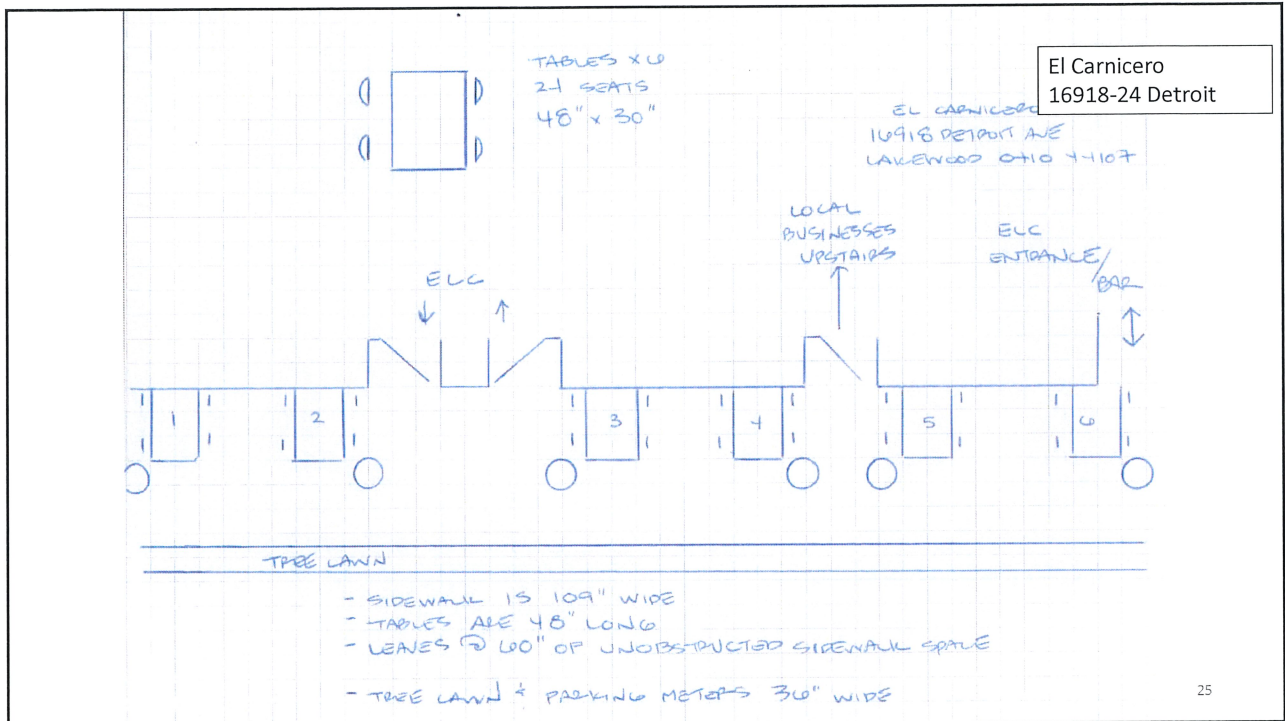
# TEMPORARY OUTDOOR DINING EL CARNICERO

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- **Recommend Approval**
- ABR administrative approval

Conditions

- Confirm 5' ADA sidewalk clearance with barricade (needed for liquor)
- Tables placed so visitors don't block exits from building

**Administrative Recommendation**

30

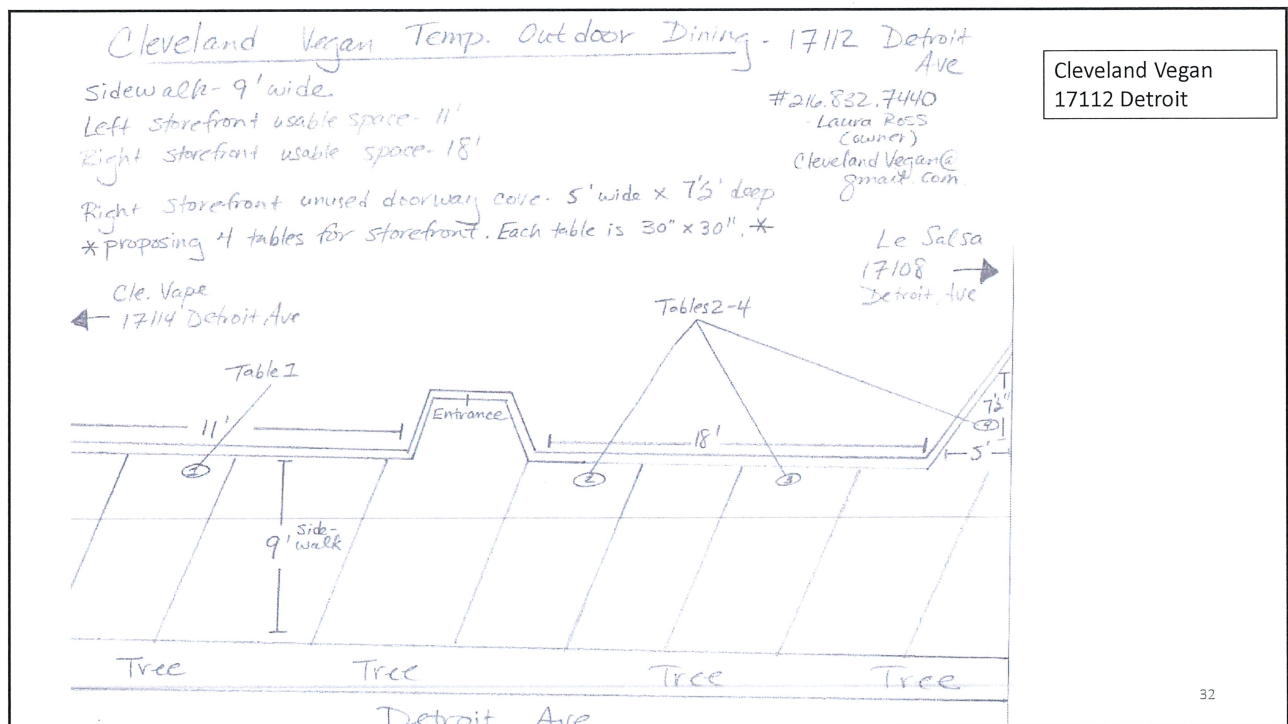
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Docket No. 06-17-20  
17112 Detroit Avenue

## TEMPORARY OUTDOOR DINING CLEVELAND VEGAN

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- **Recommend Approval**
- ABR administrative approval

#### Conditions

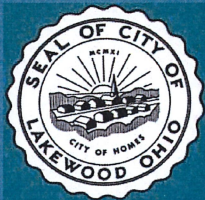
- Confirm table location in front of egress door, cannot impede Le Salsa's entrance

**Administrative Recommendation**

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Docket No. 06-18-20  
17625 Detroit Avenue

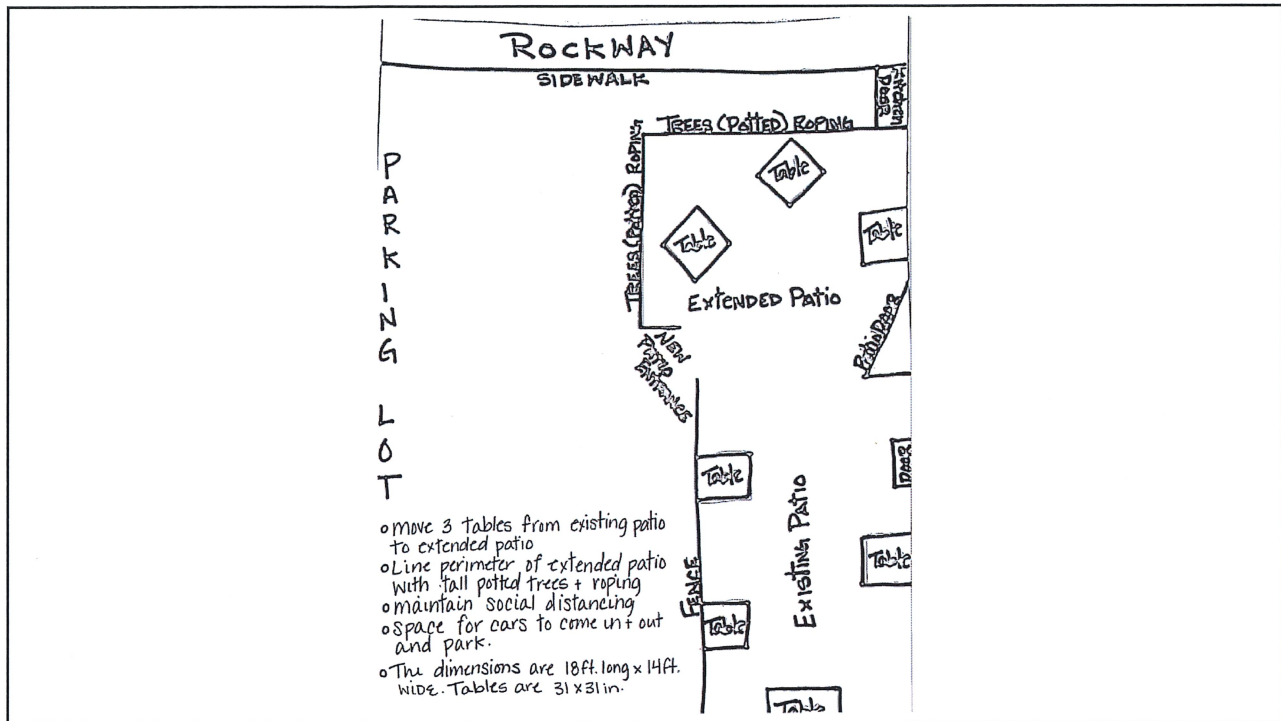
## TEMPORARY OUTDOOR DINING SALT+

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- **Recommend Approval**
- ABR administrative approval without carpets

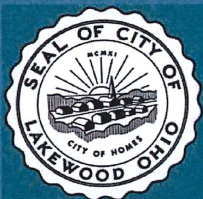
Conditions

- Secure barrier, add reflective material on barrier.

**Safety Review Summary**

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Docket No. 06-19-20  
18605 Detroit Avenue

**TEMPORARY OUTDOOR DINING  
HARRY BUFFALO**

44





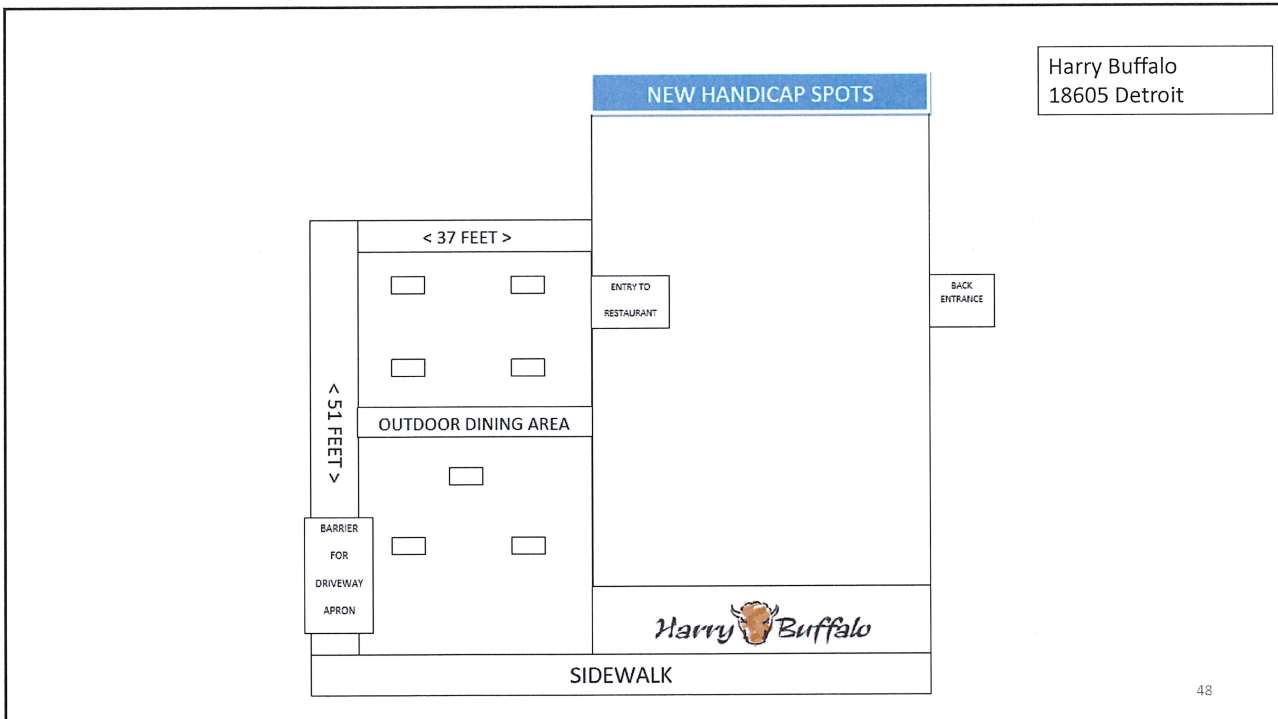
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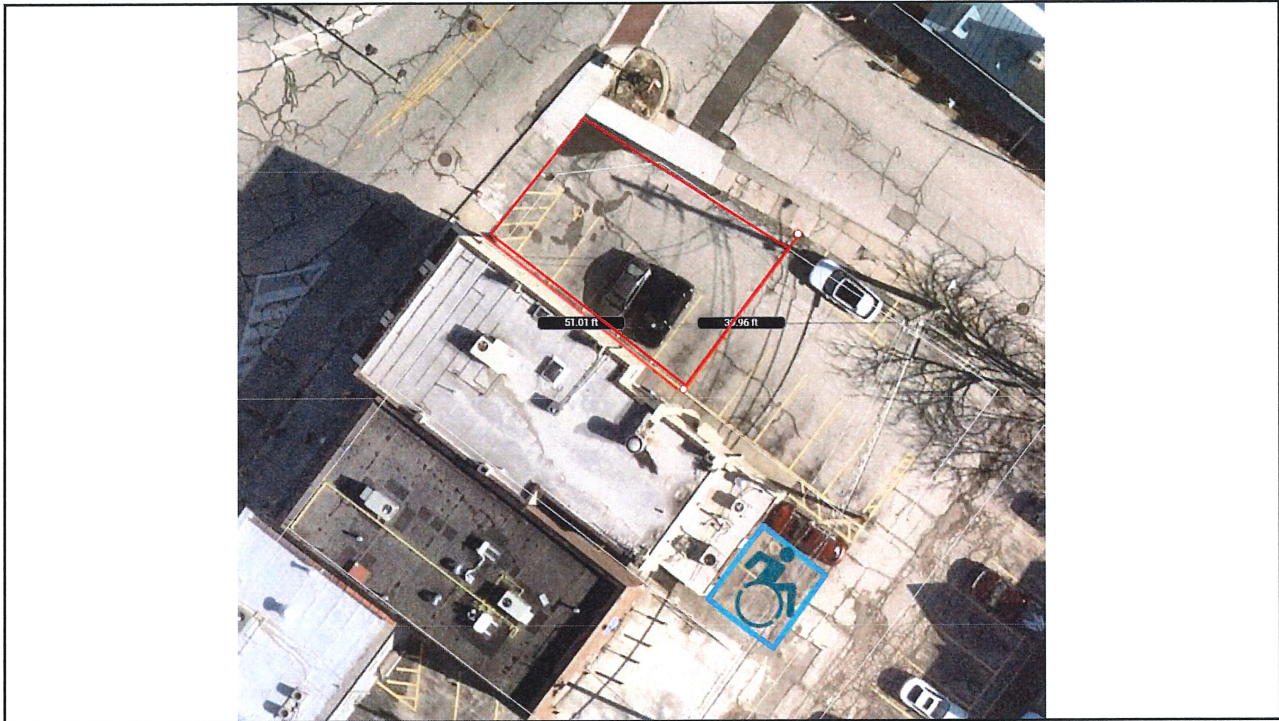


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- Fire Comments: None.
- Police Comments: None
- Engineering: Need more substantial barrier defined along apron.
- ADA: Need accessible van space. Must replace with signage.

**Safety Review Summary**

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- **Recommend Approval**

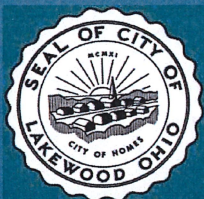
Conditions:

- 30 seats maximum or 7 picnic tables as shown.
- ADA space relocated to the rear with signage added.
- ABR needs more information on furniture and barrier for approval.
- Reflective material on barrier along apron.

**Administrative Recommendation**

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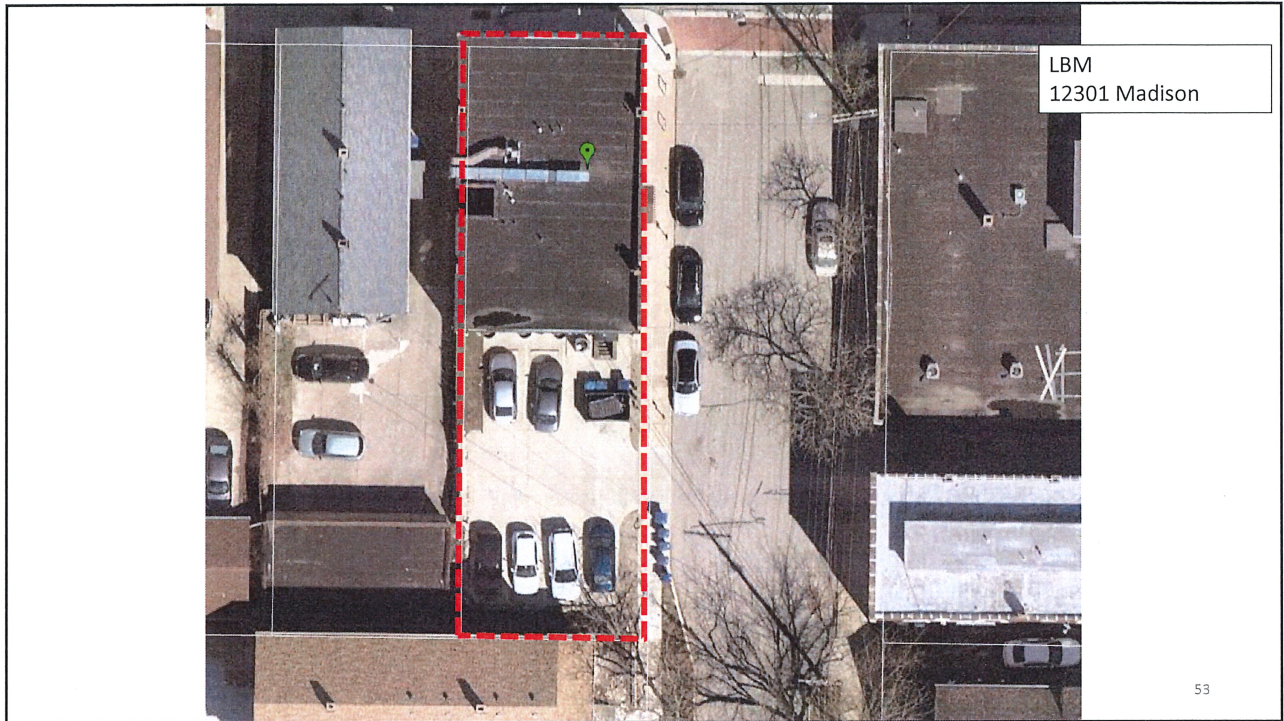


Docket No. 06-20-20  
12301 Madison Avenue

**TEMPORARY OUTDOOR DINING  
LBM – DEFERRAL REQUESTED**

52



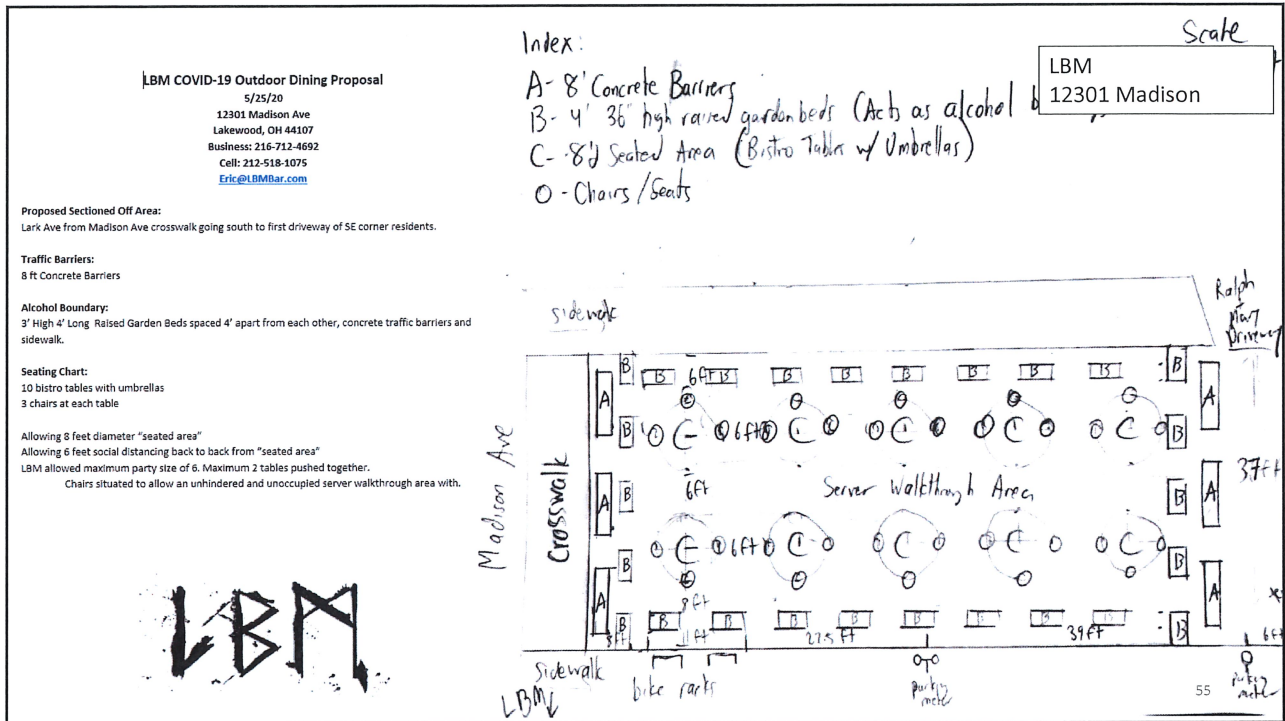


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- Fire Comments: Do not support. Blind intersection, restricts access for emergency vehicles.
- Police Comments: Access for emergency vehicles is prohibited. Don't support closing entire street.

**Safety Review Summary**

58

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(a) “Lakewood community group” means a group organized for a purpose other than to generate income for profit and that maintains a business address within the City of Lakewood.

(Ord. 24-11. Passed 6-20-2011.)

(c) “Special event” means an activity sponsored by one or more Lakewood community groups in a public park or within the public right-of-way subject to the approval by the Director of Public Safety. (Ord. 24-11. Passed 6-20-2011.)

#### Administrative Recommendation

59

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#### • Recommended denial

##### Findings:

- Street encroachment permit necessary per section 901.18.
- Safety forces not in support of proposal.
- Does not meet definition of outdoor dining.

##### (zz) **OUTDOOR/SEASONAL DINING**

**FACILITY** means an outdoor dining area or an area wherein twenty-five percent (25%) or more of any exterior wall is movable and is connected or attached to an indoor restaurant, bar, tavern or nightclub; or any combination thereof.

##### **901.18 ERECTING BUILDINGS OR STRUCTURES ON PUBLIC GROUND.**

(a) No person shall erect, place or cause to be erected or placed or permit to remain, any building, structure or device of any nature upon any street, lane, alley or public ground within the City except with the consent of the owner thereof and where permitted by statutes of the State and the ordinances of the City, including, but not limited to, zoning provisions.

(b) No person, firm or corporation shall exclusively use property of the City held for use by the general public except pursuant to rental agreements or permits including provision for the payment of a reasonable rental as may be authorized by ordinance. The term “exclusive use”, as used in this section shall mean continuous use of property in the manner hereinabove stated to the exclusion or limitation of the general public for a period of thirty minutes or longer. Applications for rental agreements or permits for the exclusive use of public property of the City shall be made to Council, except as otherwise permitted by ordinance.

(c) No exclusive use of City property shall be permitted, whether authorized by permit, license, rental agreement or otherwise and whether pursuant to the terms of this section or otherwise, unless such use is permitted subject to the following express conditions and obligations:

(1) The user agrees to and shall indemnify, defend and hold harmless the City and its officers, boards, commissions, agents and employees against and from any and all claims, demands, actions, suits, liabilities and judgments of every kind and nature and regardless of the merits of the same, arising out of, occasioned by or related to the exercise or enjoyment of such exclusive use, including reasonable attorneys’ fees and court costs in the defense of any action.

(Ord. 91-1988. Passed 3-6-1989.)

(2) The user shall, at all times during the term of the exclusive use, pay all premiums for, and file with the City, certificates of insurance and receipts evidencing the payment of premiums for public liability insurance in such amount as will at least protect the user and the City from all claims for damage to property or bodily injury, including death, which may arise from or in connection with the user’s exclusive use of City property. Such insurance shall name the City as an additional insured, shall be in the amount as approved by Council, and shall provide that the insurance coverage shall not be canceled or reduced by the insurance carrier without thirty days prior written notice to the City.

(d) No structure shall be erected upon City property pursuant to a rental agreement or permit, unless such structure is specifically authorized by a rental agreement or permit, is permitted by ordinance and has a design which meets preexisting standards for such particular structure approved by the Architectural Board of Review or which has been approved by such Board incident to an individual request. All structures shall be firmly secured to protect the public health, safety and welfare in a manner acceptable to the Director of Public Safety.

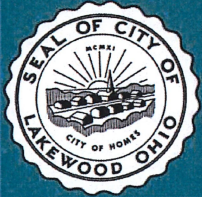
(Ord. 91-88. Passed 3-6-1989.)

#### Administrative Recommendation

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Docket No. 06-21-20  
15314 Madison Avenue

# TEMPORARY OUTDOOR DINING MARS BAR

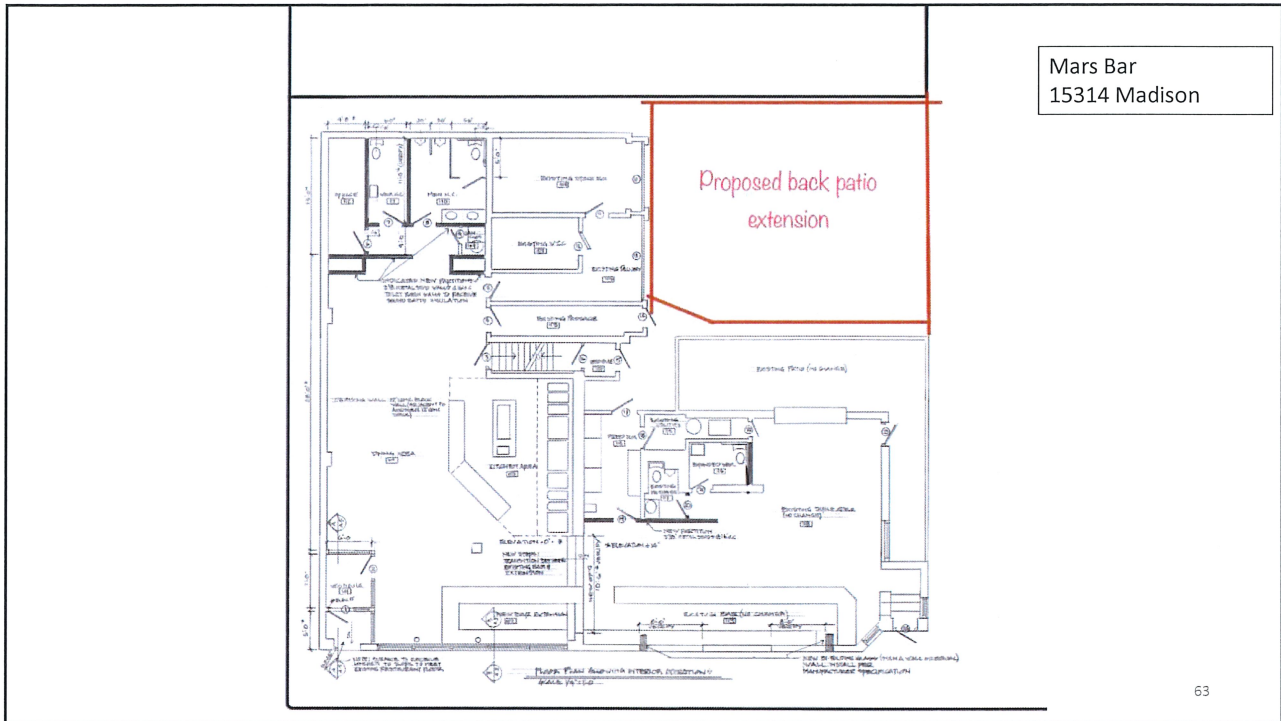
61



Mars Bar  
15314  
Madison

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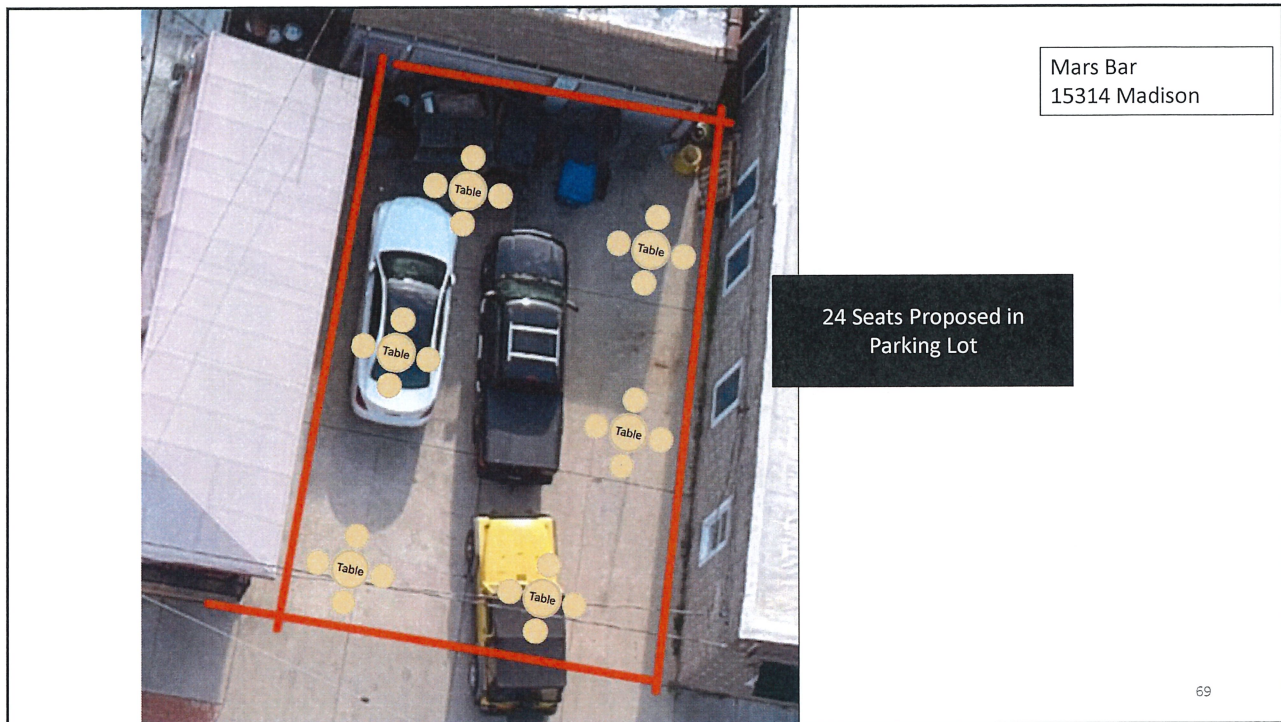




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### FRONT PROPOSAL

- **Police & Fire:** Don't support. Shouldn't require pedestrians to enter street unless required for construction. Significant barriers required would block access to fire hydrant.
- **Engineering:** ODOT water filled barrier or concrete. Catch basin here, want inlet protection.
- **ADA:** Need ramp on either end to be accessible.
- **ABR:** Recommend full review if in the street.

Safety Review Summary

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### BACK DRIVE PROPOSAL

- Fire Comments: Barrier from street (metal crowd)
- Police Comments: None
- Building Comments: Egress from patio provided

**Safety Review Summary**

71

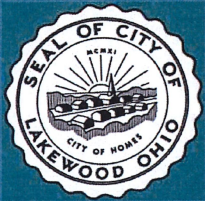
71

- Approve rear driveway maximum 30 seats (layout shows 24)
- ABR administrative approval of rear driveway proposal

**Administrative Recommendation**

72

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Docket No. 06-22-20  
13200 Madison Avenue

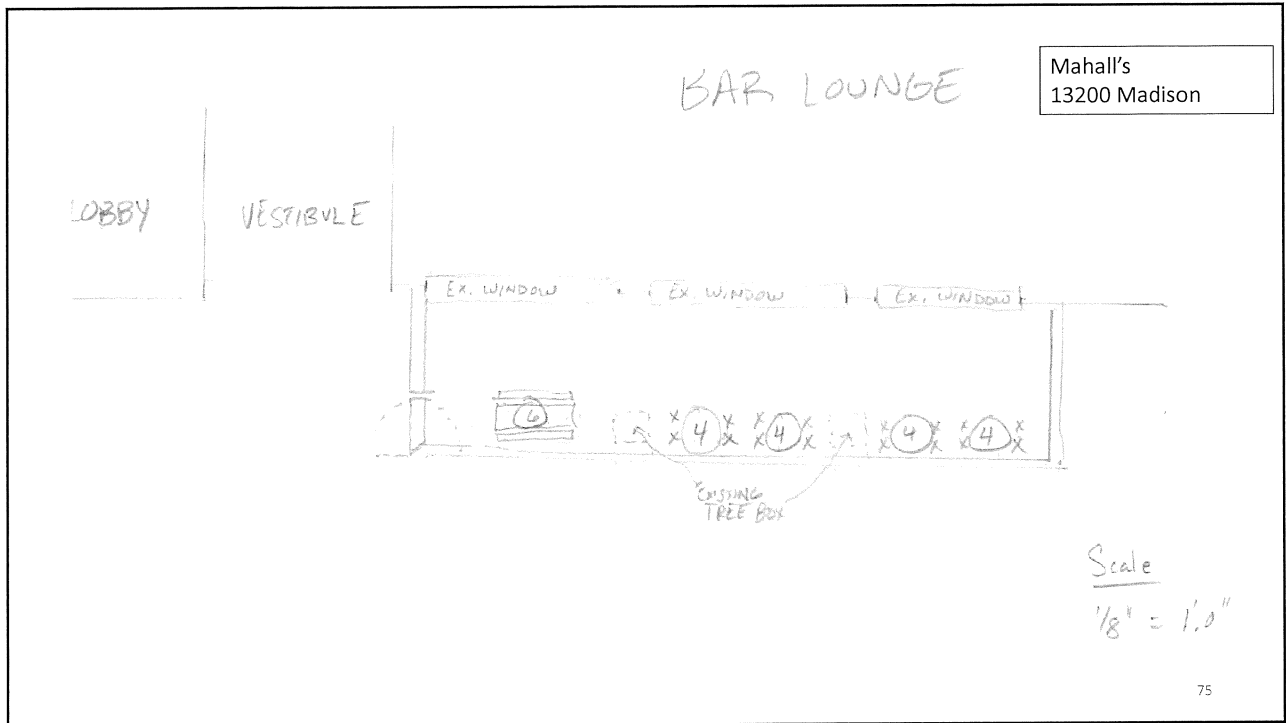
## TEMPORARY OUTDOOR DINING MAHALL'S TWENTY LANES

73

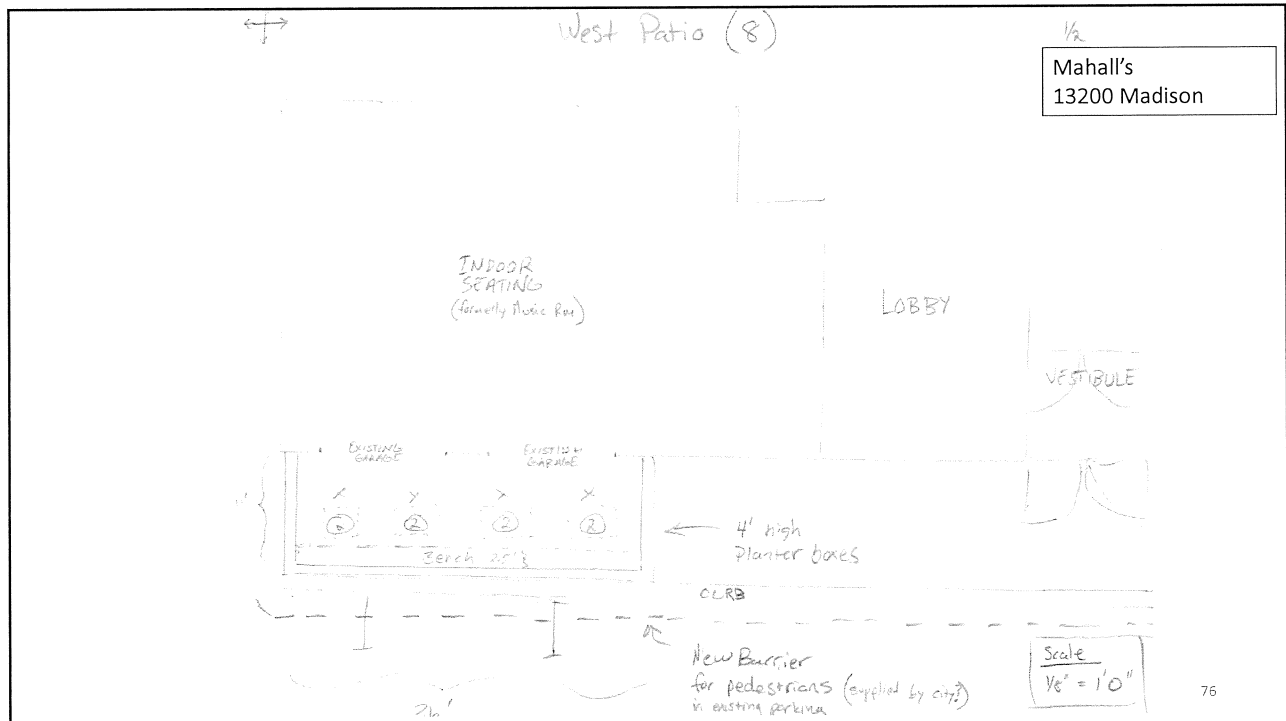


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Mahall's  
13200 Madison

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Re: Parcel # 31509025  
13200 Madison Avenue, Lakewood, OH

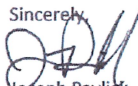
Mahall's  
13200 Madison

This is a request for the addition of temporary outdoor dining spaces along the southern edge of the building, facing Madison Avenue. Since 1924, Mahalls has provided a safe space for family gatherings and celebrations. In order to maximize the safety of our staff and patrons, extending our seating options onto a patio is essential. We are grateful to the City of Lakewood for recognizing this need and giving us the opportunity to provide additional, open-air seating options to the community.

We have partnered with the Lakewood Plant Company to create beautiful, connecting wooden planter boxes, 6ft by 2 ft, as the patio enclosures. The patio will consist of two sections, with section 1 in front of the two glass garage doors (which will be open) and section 2 positioned in front of the 3 restaurant windows. Each patio section will accommodate guests at either 2, 4 and 6 seat tables with a total capacity of 30.

See Attached

1. Scaled drawing of East Patio
2. Scaled drawing of West Patio
3. Photos of existing space
4. Photos of prototype for Lakewood Plan Company walls
5. Photos of possible example of pedestrian barrier

Sincerely,  
  
Joseph Pavlick

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- **Police & Fire:** Don't recommend requiring pedestrians to enter street unless required for construction.
- **Engineering:** ODOT water filled barrier or concrete. If catch basin here, want inlet protection.
- **ADA:** Need ramp on either end to be accessible.
- **ABR:** Recommend full review if in ROW. 4' high planters too high, Require 36-42", not solid barrier

Safety Review Summary

83

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- **Recommend Approval of Driveway**

Conditions:

- Move to east driveway (private property)
- Reflective material on barrier
- ABR administrative approval (if different barrier than the planter is used, must resubmit for administrative approval)

Administrative Recommendation

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**Planning Commission**  
**June 4, 2020**